

Housing Commission Meeting Minutes for April 13, 2022

Location: Walter Stiles Conference Room, City Hall, 2nd floor

I. Meeting called to order at 5:03pm

II. Welcome and Roll Call

• Members Present:

1. Jessica Margeson
2. Kate Marquis - alternate
3. Peter Capano
4. Joe Wichert - alternate
5. Zach Palmer

• Jean Mugabo and Chris Wellington, Absent

* Commissioner's Wichert and Marquis voting in Commissioner Wellington and Mugabo's absence for this meeting.

III. Approval of Prior Meeting Minutes – 3/23/22

MOTION: to approve the March 23, 2022 Housing Commission Meeting Minutes made by Commissioner Wichert and seconded by Commissioner Palmer. Motion passed unanimously.

IV. Old Business

a. City Website/Facebook Update

• Housing Commission now has a place on the City website. Agendas and approved minutes are posted as well. <https://www.manchesternh.gov/Government/Mayor-and-Aldermen/Mayors-Office/Housing-Commission>

b. ZBA and Planning Board Introductions to Commission

• Chair Capano followed up with results of reaching out to the ZBA and Planning Board. ZBA invited commission to next meeting and Planning Board invited us to the April 21st PB meeting.

V. New Business – 5:08

a. Memo of Support review – Lincoln Avenue Capital/ZBA request

- Commissioner Marquis and Chair Capano met with Scott Shaw from Lincoln Avenue Capital via zoom on April 7th at 4:30pm. Mr. Shaw shared plans for the two buildings including amenities for residents, Lincoln Avenue philosophy, funding sources, and the types of locations and developments LAC looks for. A draft memo of support for Lincoln Avenue Capital was sent to commissioner's on April 12th with the ZBA application packet for review.
- Commissioner Margeson discussed the locations of most of the building in Manchester at the moment and that it does not include the center west side of the city.
- While the Lincoln Avenue Capital project is 100% affordable, there was also discussion on what percentage of affordable housing would a project need to have in order to earn the commission's support.

Motion: Commissioner Palmer motioned to support the Residences at Chestnut project and to deliver the Housing Commission's memo of support to the Zoning Board of Adjustment at their April 14th, 2022 meeting. Commissioner Margeson seconded. Motion passed unanimously.

- There was follow up discussion on integrating more affordable housing into market rate housing projects.

b. Hallsville School Building 5:31

- Discussion on topics brought up from the Future of Hallsville Elementary Community Discussion held, Wednesday, April 6, 2022.
- Community concerns: parking, traffic, bad elements and giving away a valuable city asset for free.
- Community would like: keep neighborhood safe and walkable for kids, keep space open as a community center, housing, and respect the history of the building.
- Discussion on the city putting the project out as an RFP.

c. On-going Discussion 5:46

- There is a group in the city working on a possible Co-op/Community Land Trust housing option.
- Commissioner Palmer would like a Section 8 discussion on the next agenda. Discussion on having a guest speaker to the Commission meeting to give a Section

8 overview. Commissioner Margeson agreed to reach out and invite Nicole Hudson from MHRA – Manchester Housing and Redevelopment Authority.

- Commissioner Marquis discussed two projects to work on for the Commission. The first is a housing website for Manchester in vein of keystothevalley.com to serve all types of people related to housing – the renter, the landlord, developer, and the employer. Commissioner Marquis will start gathering assets and partners. The second project is an annual Manchester Housing Commission Awards where the Commission can highlight the good work people are doing to support the Commission's Housing goals. For example: Innovation in Housing Award, Outstanding Manchester Landlord Award, Outstanding Manchester Landlord for New Americans Award, Affordable Housing Hero Award. The awards would be a platform to discuss issues surrounding housing and the types of projects still needed. There may also be an opportunity to partner with other agency's depending on the award.

VI. Other Business/Motion to Adjourn 6:07

Motion: Commissioner Palmer motioned to adjourn the meeting. Commissioner Margeson seconded. Motion passed unanimously.

Meeting is adjourned at 6:08pm

NEXT MEETING: April 27th, 2022 at 5pm in the Walter Stiles Conference Room on the second floor at City Hall.